

BACKUP OFFER ADDENDUM

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1 **DATE:** _____

2 **This Addendum is a part of and an attachment to the PURCHASE AGREEMENT dated**
3 _____, 20____ **between:**

4 **BUYER(s):** _____

5 and **SELLER(s):** _____

6 Street Address: _____

7 City: _____ State: _____ Zip Code: _____ County: _____

8 Buyer(s) understands that Seller(s) has previously entered into a PURCHASE AGREEMENT to sell the
9 Property.

10 **BUYER(s) BACKUP OFFER TERMS:**

11 **A. Backup Offer:** Buyer(s) acknowledges that this PURCHASE AGREEMENT is a Backup Offer.

12 **B. Seller's Right to Modify:** Buyer(s) understands that Seller(s) may, at Seller's discretion, amend or
13 modify the primary PURCHASE AGREEMENT.

14 **C. Buyer's Right to Cancel:** At any time prior to the Backup Offer becoming the primary PURCHASE
15 AGREEMENT, the Buyer(s) may cancel the Backup Offer by providing written notice to Seller(s).
16 Buyer(s) and Seller(s) shall immediately sign a CANCELLATION OF PURCHASE AGREEMENT
17 confirming said cancellation and directing all earnest money, if any, to be refunded to Buyer(s).

18 **D. Cancellation of Primary PURCHASE AGREEMENT:** If the primary PURCHASE AGREEMENT
19 is cancelled or withdrawn, Seller(s) will provide Buyer(s) with written notice of the cancellation or
20 withdrawal. Upon Buyer's receipt of notice, the Backup Offer shall become the primary PURCHASE
21 AGREEMENT.

22 **E. Terminate:** The Backup Offer shall automatically terminate and earnest money, if any, shall be
23 returned to the Buyer(s) upon successful closing of the current primary PURCHASE AGREEMENT.

24 In the event the Backup Offer becomes the primary PURCHASE AGREEMENT, any dates for contingencies,
25 performances, or closing shall be extended by the same number of days that have elapsed since the acceptance
26 of the Backup Offer.

27 _____
28 Buyer Signature Date Seller Signature Date

29 _____
30 Buyer Signature Date Seller Signature Date